

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

**March 23, 2023
Grand Caribe Room
OPEN AGENDA**

2:00 pm REGULAR SESSION ***REVIEW / DISCUSS / ACT UPON*** **Page**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. RECOGNITION OF GUESTS

IV. EXECUTIVE SESSION DISCLOSURE:

An Executive Session was convened on March 23, 2023 to review violations, hold violation hearings, review delinquencies, and review personnel matters.

V. HOMEOWNER INPUT: (limited to 3 minutes per homeowner)

At this time, Homeowners will have the opportunity to address the Board on any items of interest. Homeowner comments on items not on the agenda and within the jurisdiction of the Board are welcome, subject to reasonable time limitations for each speaker. If you wish to address the Board at this time, please state your name and address and reserve your comments to no more than three minutes so that others may be allowed to speak. No action can be taken for any item not on the agenda.

VI. APPROVAL OF MINUTES:

A. Open Meeting Minutes for February 23, 2023

ACTION

VII. COMMITTEE REPORTS:

A. Architectural and Environmental Control Committee:

PROJECT LINKS

1. **RECEIVE** AECC Meeting Minutes for March 14, 2023

ACTION

(a) New Business: (All Indemnity Agreements are completed and deposits collected, w/exception of 2 Admiralty which is incomplete) (There are no outstanding balances on accounts)

i. 93 Antigua Court – Extend Time

Recommends to Approve as Submitted

Requesting to extend deadline to finish construction. New finish date 04/30/23, approximately a three (3) month extension. (Actual start date 07/05/22 expired on 01/05/23)

ii. 7 Catspaw Cape – Extend Time

Recommends to Approve as Submitted

Requesting to extend deadline to finish construction. New proposed finish date 08/30/23, approximately a four (4) month extension. Actual start date 10/17/22, expires 04/17/23. This project should have been a major remodel with a targeted finish date of August 2023.

iii. 3 Bahama Bend – Remodel

Recommends to Approve as Submitted

Proposing new 2nd story addition, increasing 66 square feet on 1st floor & 328 square feet on the 2nd floor over the garage, new lightweight concrete tile roof, exterior color to be from Bahama Village approved color palette.

iv. 31 Catspaw Cape – Wall/Fence

Recommends to Approve as Submitted

Proposing to replace failing wall at waterside between neighbors & replace side yard patio wooden fence with white vinyl fencing. Neighbor does not oppose.

v. 15 Half Moon Bend – Remodel

Recommends to Approve as Submitted

Proposing a new remodel, new exterior color change with stucco finish, replace windows & doors, new pavers, resurfacing of both balconies, and new railing. New landscape & hardscape in the rear yard.

vi. 98 Antigua Court – Remodel

Recommends to Approve as Submitted

Proposing a remodel to kitchen & baths, new lighting, recarpet bedrooms, and replace kitchen cabinets.

vii. 61 The Point – Dock & Gangway

Recommends to Approve as Submitted

Proposing to replace gangway & dock decking, add lighting, a new ladder, and a new floating dock for kayak rack. Overpayment of review fee of \$700, refund amount \$450 to owner.

viii. 2 Admiralty Cross – Dock Replacement

Recommends to Deny as Submitted

Application is incomplete. Requires plan with measurements and a review fee.

- B. Cays Entrance Ad Hoc Committee – Henry Angelino *UPDATE*
- C. Finance Committee – Treasurer Robert Rood *See Item X. Treasurer’s Report*
- D. Grand Caribe Task Force – Henry Angelino *UPDATE*
- 1. **RECEIVE** Grand Caribe Task Force Meeting Minutes for February 15, 2023 *ACTION*

VIII. CONTRACT CONSENT CALENDAR: *ACTION*

All items listed under this section are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the Board so requests, in which event, the item will be considered separately in its normal sequence.

- A. Mardi Gras Street, Sewer, Structural Contingency
 - 1. Budget: \$12,669
 - 2. Bids from Reliable Plumbing for \$19,980, Bill Howe for \$28,000, and Roto-Rooter for \$59,950
 - 3. **APPROVE** to contract with Reliable Plumbing for \$19,980
- B. Montego Parking Garage Replacement – Preconstruction Management
 - 1. Budget: \$1,071,000
 - 2. Bids from McCormick/JWC for \$19,572, Nautilus for \$13,710, and Premium West Inc failed to provide an estimate
 - 3. **APPROVE** to contract with Nautilus for \$13,710
- C. Mardi Gras Gutters/Downspouts
 - 1. Budget: \$6,000
 - 2. Sole source bid from Rain & Shine Gutters for \$6,000 based on preferred vendor for gutters
 - 3. **APPROVE** to contract with Rain & Shine Gutters for \$6,000

IX. PRESIDENT’S REPORT: Mark Crisson

X. TREASURER’S REPORT: Robert Rood *HANDOUTS*

- A. **RECEIVE** the Treasurer’s Report for February 2023, Pending Audit or Review *ACTION*
 - 1. Review Bank Reconciliation Summary, February 2023 *ACTION*
 - (a) CIT Bank – Operating Account, February 28, 2023
 - (b) Wells Fargo Advisors – Reserve Account, February 28, 2023
 - 2. **APPROVE** Expenses Over \$10,000 *ACTION*
 - 3. **APPROVE** Reserve Investment Summary and Disclosure *ACTION*

XI. MANAGER’S REPORT: Henry Angelino

- A. Department Summary Reports
 - 1. Administrative Approvals, Renee Stavros
 - 2. Code Enforcement, Renee Stavros
 - 3. Facilities, Sergio Gonzalez
 - 4. Landscape, Henry Angelino
 - 5. Safety, Allied Universal Site Supervisor, Gene Rowell
- B. 2023-2024 Draft Budget
 - 1. Reserve Budget Matrix
 - 2. Reserve Contributions
 - 3. Reserve Spending Plan
 - 4. Operating Budget Compilation
 - 5. Operating Budget Matrix
 - 6. Assessment Fee History
- C. ADOPT Resolution 23-04: Reserve Funding
- D. 2023 Master Insurance Policy Renewal
- E. 2023 CPA Selection – Newman CPA

XII. UNFINISHED BUSINESS:

- A. 2021-2022 Fiscal Year End Transfers *DISCUSSION*
- B. ADOPT Resolution 23-02 Multi-Lot Homes *ACTION*
- C. ADOPT Resolution 23-03 Maintenance Responsibilities - Walls *ACTION*
- D. Cottages at the Cays *ACTION*
- E. Coronado Cays Park Master Plan *ACTION*

XIII. NEW BUSINESS:

- A. SDGE GAS/Electric Rate Increases/Pool Operations
- B. Delinquent Accounts: Intent to Lien/Lien

DISCUSSION
ACTION

XIV. CORRESPONDENCE: None

XV. ANNOUNCEMENTS:

- A. Next Scheduled Open Meeting of the Board is April 27, 2023 at 2:00 pm
- B. Annual Meeting Scheduled for Friday, August 25, 2023

XVI. ADJOURNMENT